

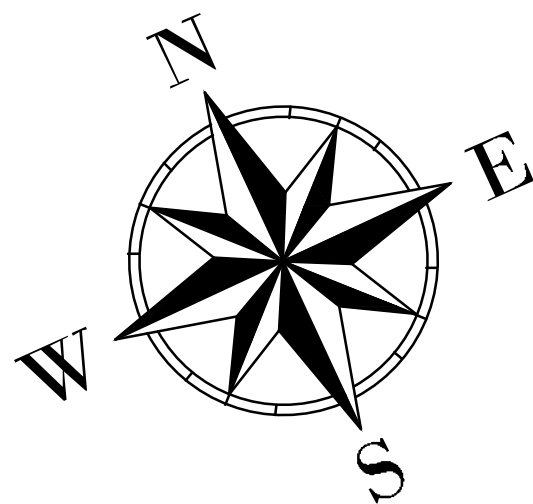
**General Notes:**

- Parcel is shown as Map 52 Lot 349 on City of Waterville Tax Map.
- Owner of Record: Michael Curran and Jole Curran, source deed BK 14068 Page 185 06-29-2021.
- Elevations are based on NAVD88 Datum. Reference NGS DISK B165.
- Total Area Lot 349 and Portion of 351: 1.01 acres = 43,819 s.f..
- Total number of proposed units = 20. The proposed use is Multi-family Residential Units. No further subdivision on this property is allowed without approval from the City of Waterville Planning Board.
- The parcel is located in the Contract Zoned District / Commercial-A. (CZD/C-A).
- The property is not located within the FIRM Flood Zone.
- Property to be served by public water and sewer.
- Zone Parking Setbacks: (no building setback in this zone)  
Front: 5'  
Side: 5'  
Rear: 5'
- The existing property is fully developed. Existing Impervious = 0.90 acres. Buildings and pavement. Site included former John Martin's manor restaurant and parking.
- Proposed Impervious = Nine (9) multi-family buildings = 9498 s.f. (footprint)  
Paved Parking = 16,703 s.f.  
Total Impervious = 0.65 Acres = 28,314 s.f.
- Total number of proposed parking = 50 spaces.
- % Lot Coverage. Total Area = 43,819 s.f.  
Impervious Area = 28,314 s.f.  
% Impervious = 0.65 = 65%  
% Landscaped = 35%
- % Building Coverage: 9498 s.f. / 43,819 s.f. = .217 = 21.7% = 22%+/-.

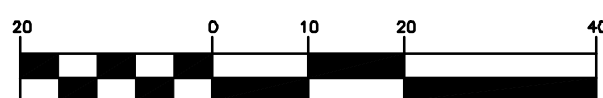
**APPROVAL**  
**CITY OF WATERVILLE**  
**PLANNING BOARD**

DATE

CHAIRPERSON



GRAPHIC SCALE



1 inch = 20 ft

Install Field Inlets (2' diameter or square catch basins)  
in grass areas to capture lawn areas to prevent increases in flows from Ash Street.  
Footings and Foundation drains shall tie into basins

4"x6" Sewer Wye Only  
No tee connections  
Typical All Services

Connect New Sewer to  
Existing Sewer Manhole  
Replace Structure  
or Core new invert  
Coordinate with City

Install Walkway tipdowns at  
driveway entrances  
(both sides)

Existing catch basin in old  
parking lot to re-main  
(ECB1). Install new solid  
cover. Grade new parking  
lot to drain to CB15.

Maple Street edge. Maintain road gutter line flow to ECB2. Drain new entrance  
up a couple of inches at 4% to maintain Maple Street gutter line and prevent road  
impervious from drain to parking lot catch basin.

Install new water services for buildings 7 (2 units)  
building 8 (2 units)  
building 9 (2 units)  
on existing water main (verify size)  
Install in accordance with Kennebec Water District  
standards

Install 2" water line and shutoff. Install  
water in accordance with Kennebec Water  
District Requirements  
(Required for all 9 buildings)

Install CB20 in center of new  
parking lot to provide  
drainage and temporary  
storage

Install field inlet to capture  
lawn areas and provide a  
drainage outlet near abutter  
building and new homes.

- 8-23-2022 Revise unit counts
- 8-08-2022 Revise notes per city comments

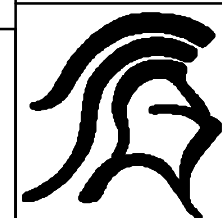
CSB

CSB

**Site Plan**  
**Manor Gardens**

2 Maple Street  
Waterville, Maine

Maine Design + Build, LLC  
Augusta, Maine 04330



**BELANGER**  
**ENGINEERING**  
CONSULTING ENGINEERS

63 Second Avenue, Augusta, Maine 04330 Ph 207-622-1462, Cell 207-242-5713

- COMMERCIAL PROJECTS
- RESIDENTIAL SUBDIVISIONS
- TOWN AND STATE APPROVALS
- SITE PLANNING & DESIGN
- STORMWATER MANAGEMENT
- ROAD AND UTILITY DESIGN
- EROSION CONTROL PLANS

FIELD WK:	SCALE: 1"=20'	SHEET:
DRN BY:	JOB #:	
CH'D BY:	SS:	
DATE: 8-23-2022	FILE:	

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